



Legal Notice

RE: Proposed UDO Amendments

Publication Deadline: On or before September 2, 2016

Billing and Proof of Publication: Whitestown Plan Commission
ATTN: Lauren Bailey
6210 Veterans Drive
Whitestown, IN 46075

NOTICE OF PUBLIC HEARING ON ADOPTION OF THE PROPOSED TEXT AMENDMENTS TO THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE

The Whitestown Advisory Plan Commission of the Town of Whitestown, IN will hold a public hearing to adopt the text amendments to the Whitestown UDO in accordance with IC 36-7-4-606. The public hearing will be held on September 12, 2016, at 6:30pm at the Whitestown Municipal Complex- Public Hall, 6210 Veterans Drive, Whitestown, IN 46075. The hearing may be continued from time to time as may be found necessary.

The Whitestown PUD Enabling Ordinance applies to all land within the corporate boundaries of the Town of Whitestown, IN. The proposed Ordinance includes:

- Include down-lighting as a requirement under section 4.2.A;
- Allow Brewery as a defined use within determined districts;
- Provide classification of a brewery;

See exhibit A for example:

Persons desiring to present their views on the matter will be given an opportunity at the above-mentioned time and place. Copies of the proposed Ordinance are available for public review at the Municipal Complex and published online at www.whitestown.in.gov Questions and comments can be directed to the Whitestown Plan Commission, ATTN: Lauren Bailey, 6210 Veterans Drive, Whitestown, IN 46075 by phone (317) 732-4535 or by email at planning@whitestown.in.gov

By: Whitestown Plan Commission

Exhibit A:

BACKGROUND

This text amendment clarifies the definition and the zoning districts where the brewery use is allowed. Breweries are typically an ancillary use to the main use and may include production, distribution and warehousing. Many local breweries, brewpub, micro or nanobreweries include a tasting room, where customers can sample the products made on site, retail space where customers can purchase or bring home products, and sometimes a restaurant is part of the facility.

There could be concerns about increase in noise and odor, vehicle activity, reduced parking availability, and any resulting impacts on the surrounding neighborhood and community. Site location and design should be analyzed.

I. Section 11.A of the Whitestown UDO shall be amended to include:

Brewery

Establishment that is used for production or beer or malt beverages. This may also include an on-site tasting room and entertainment. Classifications under a brewery may include microbreweries and brewpubs that are defined as production and sale of produced alcohol to the general public, and may operate in conjunction with a restaurant. Permitted uses of a brewery can be determined by WPC or by staff.

II. Section 2.4.B—the R3 (Medium Density Single-Family and Two-Family Residential) district; of the Whitestown UDO shall be amended to include brewery as a Special Exception Use.

III. Section 2.9.B—the GB (General Business) district; of the Whitestown UDO shall be amended to include brewery as a Special Exception Use.

IV. Section 2.11.B—the I1 (Light Industry) district; of the Whitestown UDO shall be amended to include brewery as a Permitted Conditional Use.

V. Section 2.12.B—the I2 (General Industry) district; of the Whitestown UDO shall be amended to include brewery as a Permitted Use.

VI. Section 4.2.A- Lighting shall be amended as follows:

In any district, outdoor lighting, where provided, shall be of a design and size that is harmonious with the design of the building, the type of land use, and the type of adjacent land uses. Down-lighting fixtures shall be used. If external spot or flood lighting is used, the light source should be shielded and restrained in such a manner so as not to illuminate or intrude on surrounding properties. Excessive brightness, flashing lights, and brilliant colors are not permitted.